

0' 20' 40' 60'



SYMBOL LEGEND

- P- Overhead Power Line
- Guy Wire
- // Wood Fence
- XXX Wrought Iron Fence
- XX Chainlink Fence
- X Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- End Iron Rod

**BOUNDARY & IMPROVEMENT
SURVEY**

Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2518313-HO43
Effective date: June 10, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Those as per item 10(a) of the Schedule B of said Title Commitment.
- 2) A 25 foot building setback line along the front property line as set forth on the recorded plat and dedication.
- 3) The Utility easement(s) as set out on plat/map in Cabinet E, Sheet 180-A of the Map and/or Plat Records of Montgomery County, Texas.
- 4) Easement as shown on the recorded plat and dedication: Purpose: Drainage Location: 15 feet wide on each side of the center line of all gullies, ravines and other natural drainage courses on the herein described property.
- 5) Easement: Public Utility Easement
Recorded: November 15, 2019 in County Clerk's File No. 2019106770, of the Official Public Records, Montgomery County, Texas. (Does affect / shown hereon)
- 6) R.O.W. to Bentwater property owners association per C.F. No. 2008082625 refiled C.F. No. 2009090643 O.P.R.M.C.T. (Blanket)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0225G having an effective date 08/18/2014.

Job No.: F127-820
Scale: 1"=20'
Date: 07/01/2020
Drawn By: GD/SC
Field Crew: VL
Revised: -

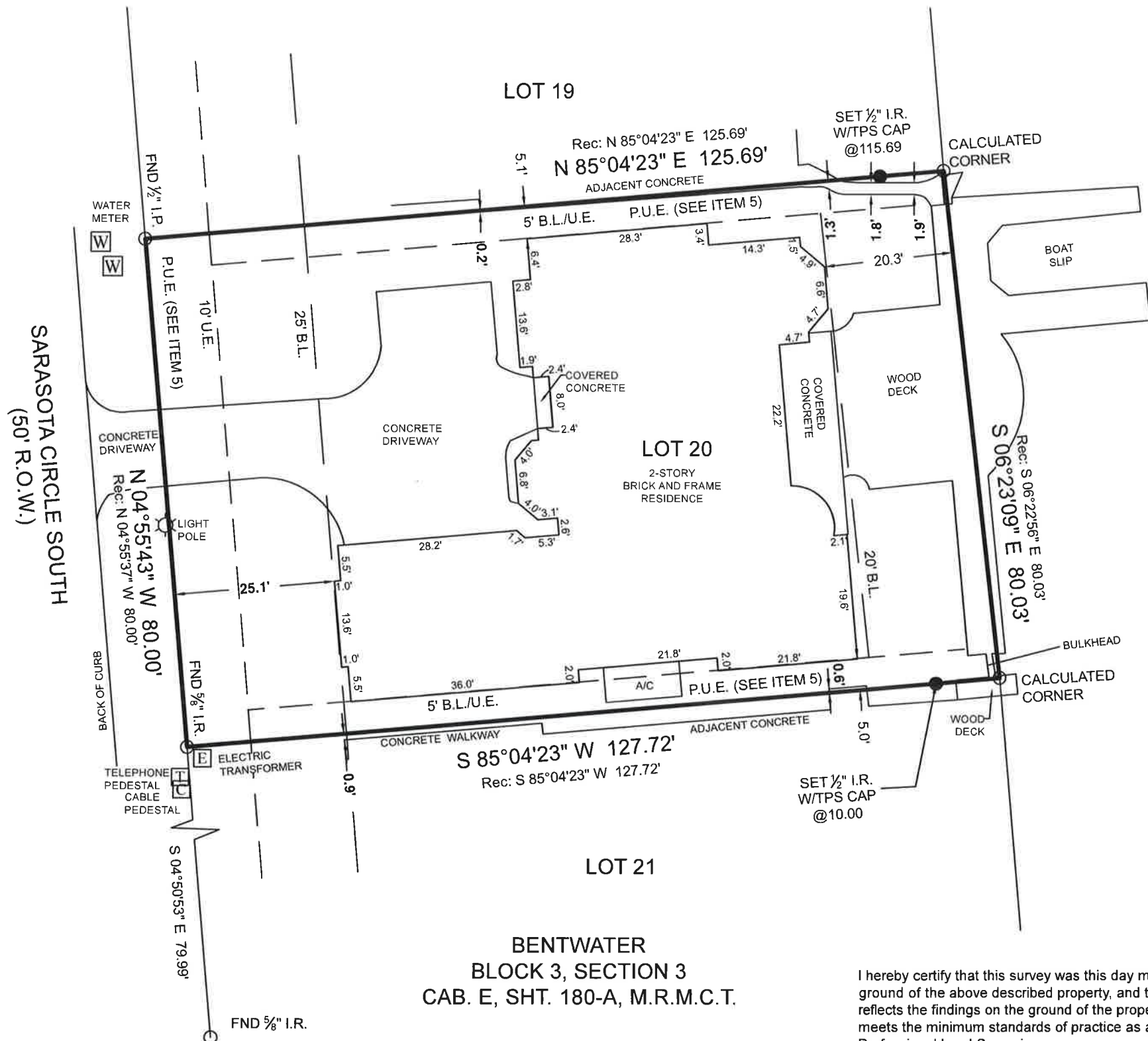
Purchaser Erin M. Roscoe and Gregory J. Roscoe
Address 131 Sarasota Circle South, Montgomery, Tx 77356
Lot 20, Block 3, Section 3
Survey James J. Foster, A 203
Area _____
Subdivision Bentwater
Cabinet E, Sheet 180-A, Map Records
Montgomery County, Texas

Basis of Bearings Based on recorded plat.

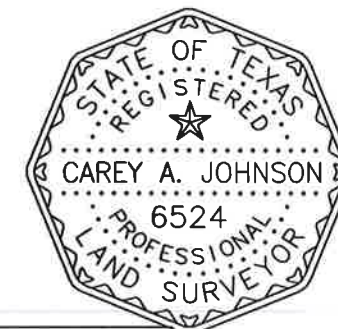


3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com

FIRM REGISTRATION No. 100834-00



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
Registered Professional Land Surveyor No. 6524